Standard Erosion and Sediment Control Measures

The techniques and methods contained and prescribed in the latest addition of the *Association of Bay Area Governments Manual of Standards for Erosion and Sediment control Plans*, should be used along with the following additional guidance and requirements:

Gravel Construction Entrance. A gravel construction entrance is generally a required where vehicle traffic is anticipated off of existing paved or graveled roads. If there is more than one vehicle access point, a gravel construction entrance should be installed at entrance. The responsibility for field design to meet site conditions, and maintenance of the construction entrances remains with the property owner or construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is tracked onto streets or paved areas, even with the installation of gravel construction entrances.

Vehicles or equipment sell not enter a property adjacent to a creek, watercourse, or storm water facility unless adequate measures are installed to prevent physical erosion into the water.

Catch Basin Protection A filter system shall be used on catch basins (drop outlets) in public and private streets and parking areas as a means of sediment control. Alternate methods will require the approval of the City.

Sediment Filters/Barriers. For all projects, a silt fence or straw wattle dike shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures will be located so that all runoff from the construction site is filtered, or passes through a sediment detention basin prior to crossing a property line, entering a creek or entering the City storm drain system. sediment filter structures are to be inspected regularly by City Inspection staff during inspections scheduled by the Contractor or Engineer of record, and sediment removed when the depth is no more than one half the structure. Silt fences and straw wattles shall be installed according to the standard references cited.

Straw wattles can be used as dikes to stabilize temporary channel flow lines or as a perimeter filter barrier. Straw wattles must be installed in a trench, staked and backfilled if they are to be effective in reducing flow velocity and filtering sediment from runoff.

Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant deterioration has not occurred. When used as a perimeter filter, sediment should be removed when , material is within 3 inches of the of the top of any wattle.

Silt fences should be installed where sediment from sheet flow or rill and gully erosion will enter directly onto adjacent property. When installing, it is important the fabric ,material be anchored into a trench and backfilled.

Maintenance of filter fences is similar to that of straw wattles in that the fabric must be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when material reaches no more than a depth of one half the fence height.

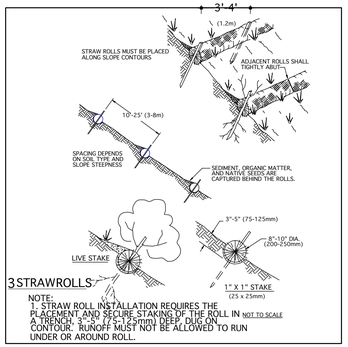
Plastic sheeting Plastic sheeting should generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation As far as is practicable, existing vegetation shall be protected and left in place in accordance with the clearing limits shown on the approved Building, Grading, or Public Works and Erosion Control Plans The exception is where exotic plant materials are to be removed, or fire fuels reduced in accordance with an approved Plan. Work Areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15**.

Slope Protection Hydroseeding alone will normally not be considered satisfactory erosion protection for disturbed slopes steeper than 4V:1H. These areas should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 20 feet in slope length . Installation of straw wattles staked on contour should be considered for all slopes steeper than 4H:1V, with a slope greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V, and along (just below) top of bank along all creeks.

Protection Measure Removal

The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and established of landscaping, grass, mulching, or are otherwise covered and protected from erosion.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	1762 Calle Cerro
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	1,992

ENTER Zone ONLY from drop-down list:	R-3
ENTER Net Lot Area (in sq. ft.):	24,845
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	No
The FAR Requirements are:	GUIDELINE**

ENTER Average Slope of Lot:	38.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.080
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.191
100% MAX FAR (in sq. ft.):	4,753
85% of MAX FAR (in sq. ft.):	4,040
80% of MAX FAR (in sq. ft.):	3,802
The 1000 square foot proposed total is 46% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

1 A-0.0 Site Plan
Scale: 1/16" = 1'-0"

Best Management Practices for Construction Activities:

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental deposition must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

NOTE:
Smoke Detectors and Carbon Monoxide detectors to be installed where applicable in accordance with CRC 314 and CRC 315

This Project shall comply with the 2016 California Residential Code (C.R.C.), 2016 C.M.C., 2016 C.P.C., 2016 C.E.C., 2016 California Fire Code, 2016 California Energy Code, The California Green Building Code, 2016 Edition and all City of Santa Barbara Amendments and Ordinances.

NOTE:
Sewer backwater retro-fit valve maybe required and is subject to licensed plumbing contractor's verification.

NOTE:
Additions, remodels or renovations of single family home with an existing pool require the suction outlet of the existing pool, spa, or toddler pool to be upgraded so as to be equipped with an approved anti-entrapment cover meeting the current standards of the ASTM or ASME per section 115920 HSC.

LOCATION
1762 Calle Cerro,
Santa Barbara,
California 93101

OWNER
John Durkee
1737 Calle Cerro,
Santa Barbara, CA 93101

LEGAL DESCRIPTION
APN: 041-010-009

SCOPE OF WORK :
Raise Ceiling In Living Room And Dining Room. Replace North Facing Windows And Doors In Living And Dining Room. Replace and extend fireplace flue to accomodate raised ceiling.
Existing Storage Shed to be As-Built Permitted.

BUILDING DESCRIPTION / SQUARE FOOTAGES:
EXISTING BUILDING USE: SFD
Parcel size: 0.74 acre approx. 32,209.88 sq.ft.

EXISTING Building

DESCRIPTION	NET sq.ft.	GOSS sq.ft.
Residence	1,365	1,440
Garage	455	480
Total	1,820	1,920
(E)Deck/ Patio		600

NEW WORK

New Raised Roof Area and Remodel		830
As-Built Storage Shed	172	192

NEW Building

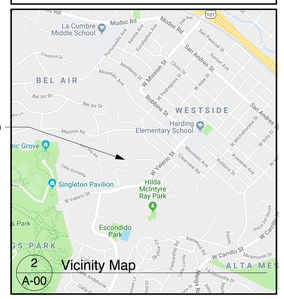
DESCRIPTION	NET sq.ft.	GOSS sq.ft.
Residence	1,365	1,440
Garage	455	480
As-Built Storage Shed	172	192
Total	1,992	2,112

Total Open Yard +/- 24,845

PARKING:
(E) 2 covered spaces (2 required)

BUILDING DATA : **NOTE: NO Grading Required**
OCCUPANCY: R 3 Lot Slope 38% per City GIS
TYPE CONSTRUCTION: V- B
ZONE: **RS-6 (SBMC title 30)** No Fire Sprinklers

SHEET INDEX



2 A-00 Vicinity Map

STUDIO 1030

PROJECT
Proposed Remodel for
DURKEE RESIDENCE
1762 CALLE CERRO, SANTA BARBARA, CA 93101

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TEL. 800 237-8824

LICENSED ARCHITECT
CRAIG BURDICK
C-22882
RENEWAL DATE
STATE OF CALIFORNIA

Drawing Notes:

DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.

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SHEET NO.
A-0.0

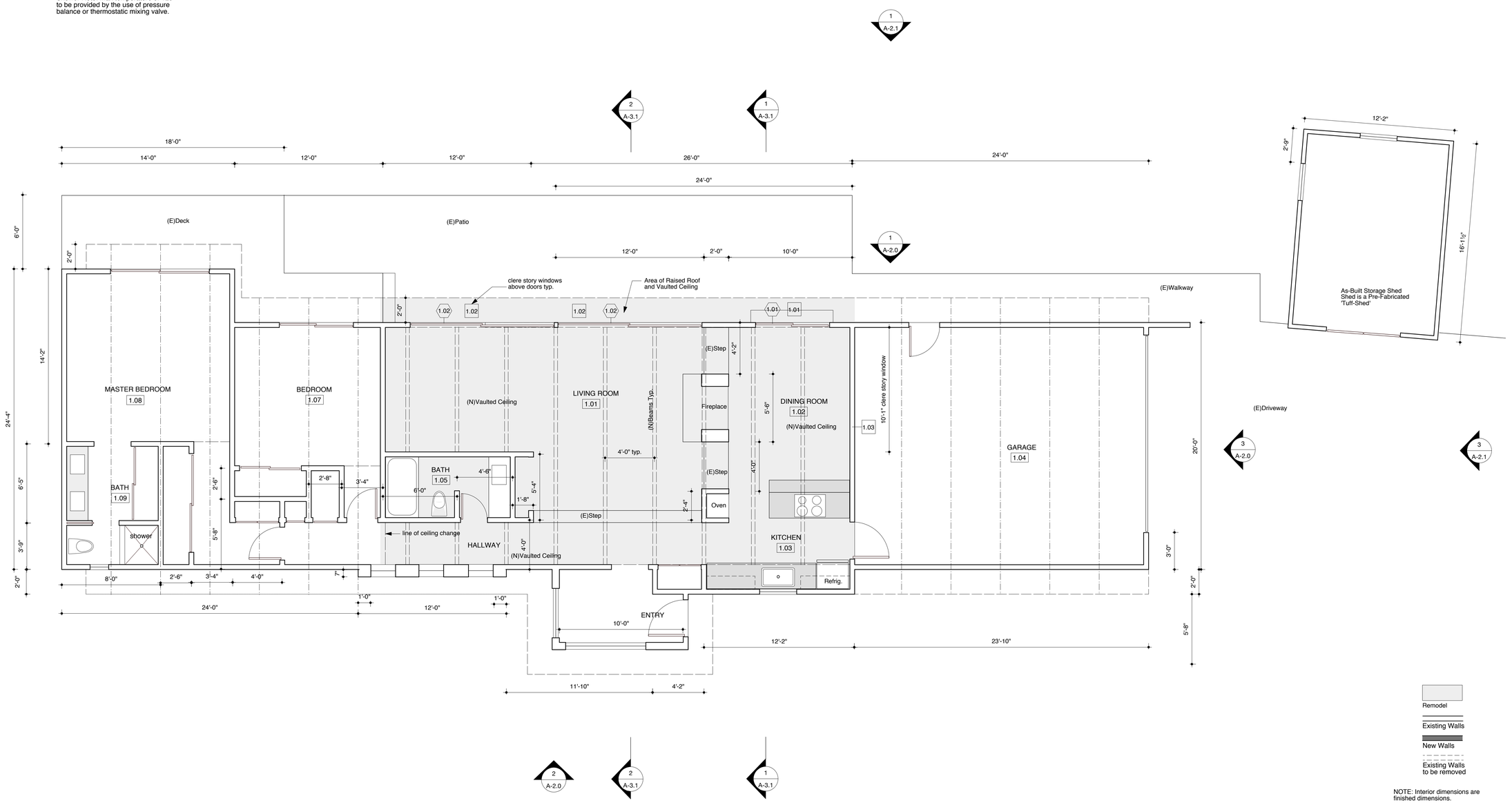
Note: A corrosion-resistant weep screed is required below the stucco a minimum of 4" above grade and 2" above slab.

NOTE: The manufactured wind. shall have a lable attached certified by the National Fenestration Rating Council (NFRC) and shopwing compliance with the energy calculations.

NOTE: All glazing in hazardous locations must be identified by a label (permanent if tempered) as safety glazing

Shower Note: Max temperature of 120° to be provided by the use of pressure balance or thermostatic mixing valve.

NOTE: Water Closet Flush: Water closets, either flush tank or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. Lavatory Faucets shall have a maximum flow rate of 1.2 gpm at 60 psi, Kitchen Faucets: Max 1.8 gpm at 60 psi, Showerheads: Max 2.0 gpm at 80 psi and multiple showerheads serving one shower shal have a combined flow rate of all showerheads of 2.0 gpm at 80 psi. 2016 California Green Building Code Section 4.303.



1 A-1.1 Floor Plan
Scale: 1/4" = 1'-0"

Remodel

Existing Walls

New Walls

Existing Walls to be removed

NOTE: Interior dimensions are finished dimensions.

1.11 Door per Schedule see sht. A-6.0

1.02 Window per Schedule see sht. A-6.0

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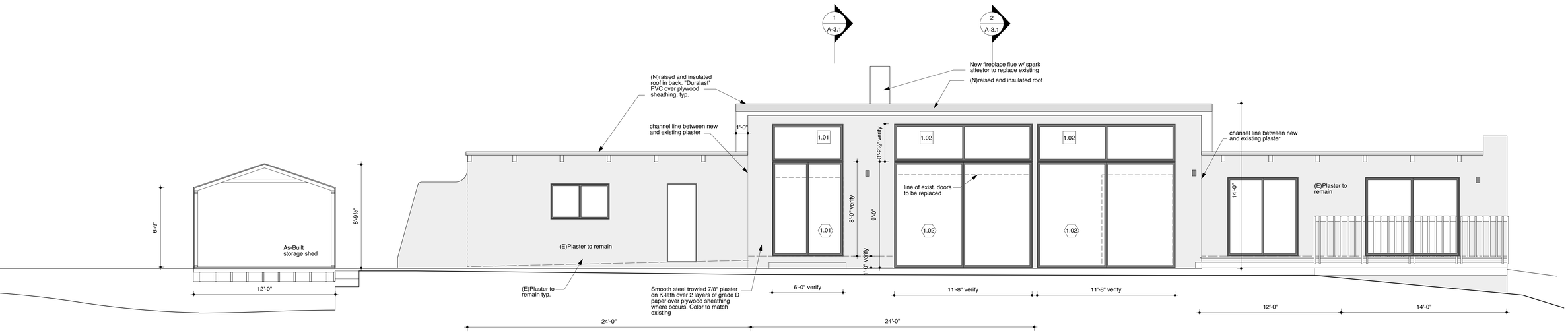
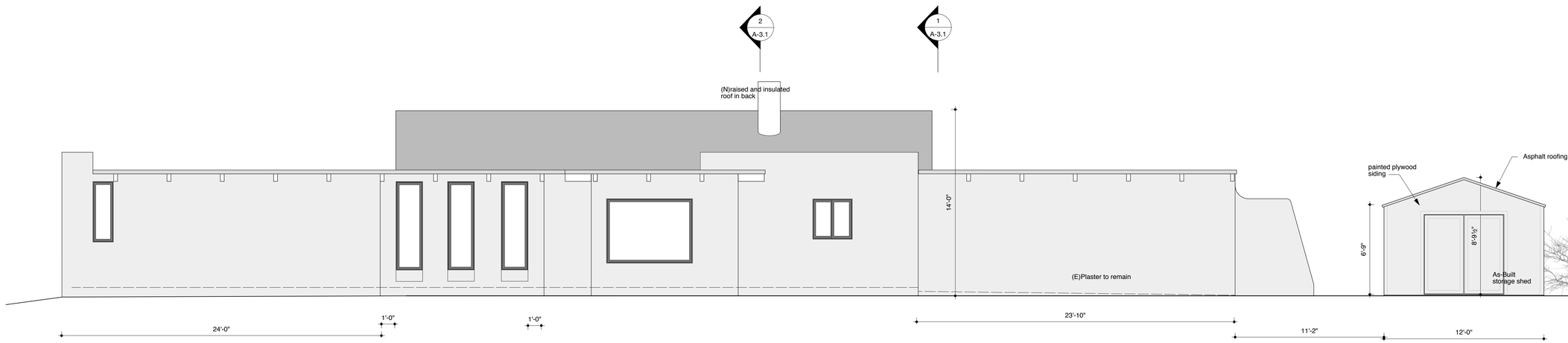
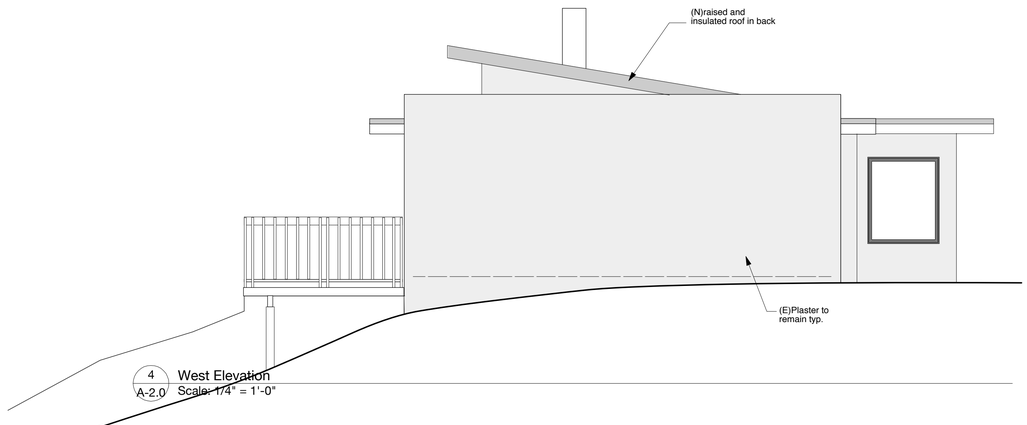


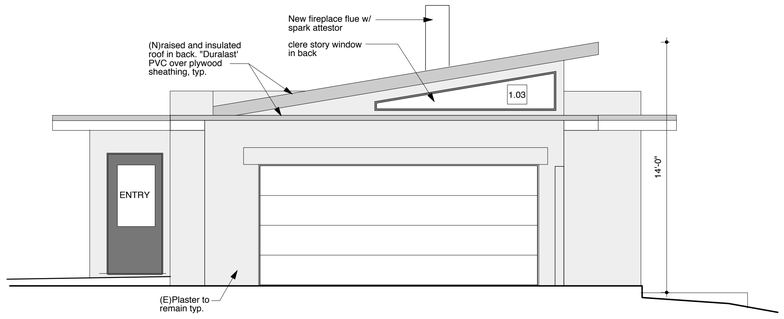
1 A-2.0 North Elevation
Scale: 1/4" = 1'-0"



2 A-2.0 South Elevation
Scale: 1/4" = 1'-0"



4 A-2.0 West Elevation
Scale: 1/4" = 1'-0"



3 A-2.0 East Elevation
Scale: 1/4" = 1'-0"

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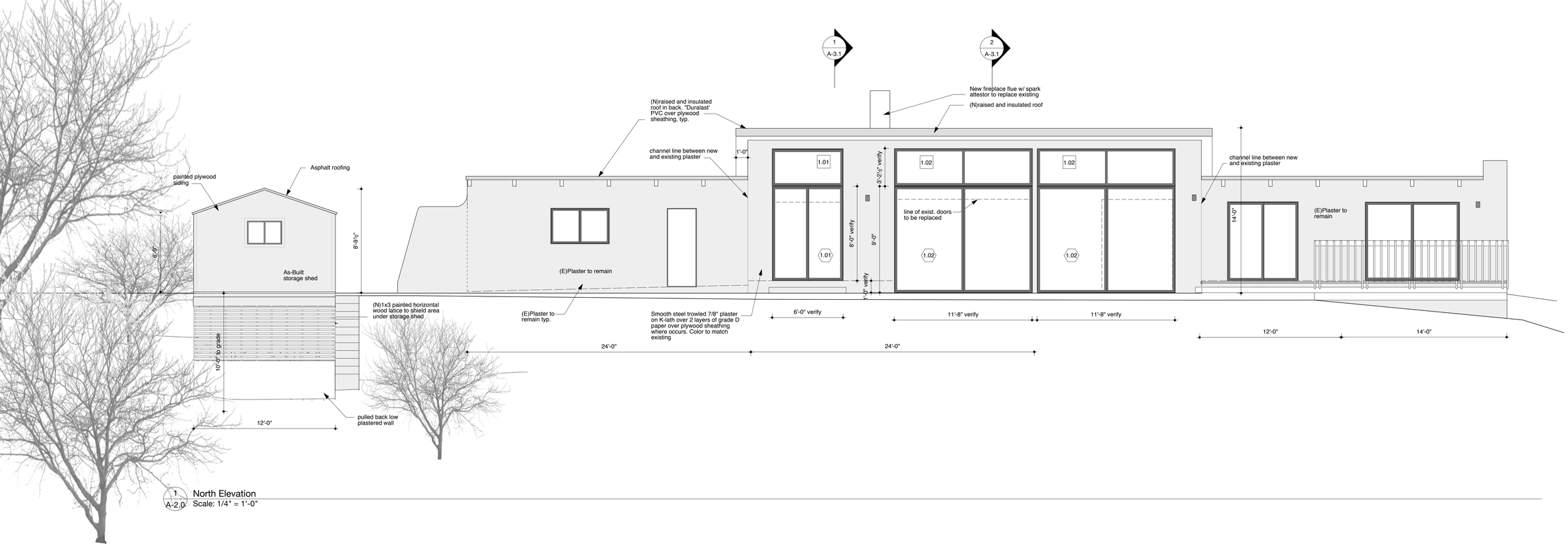
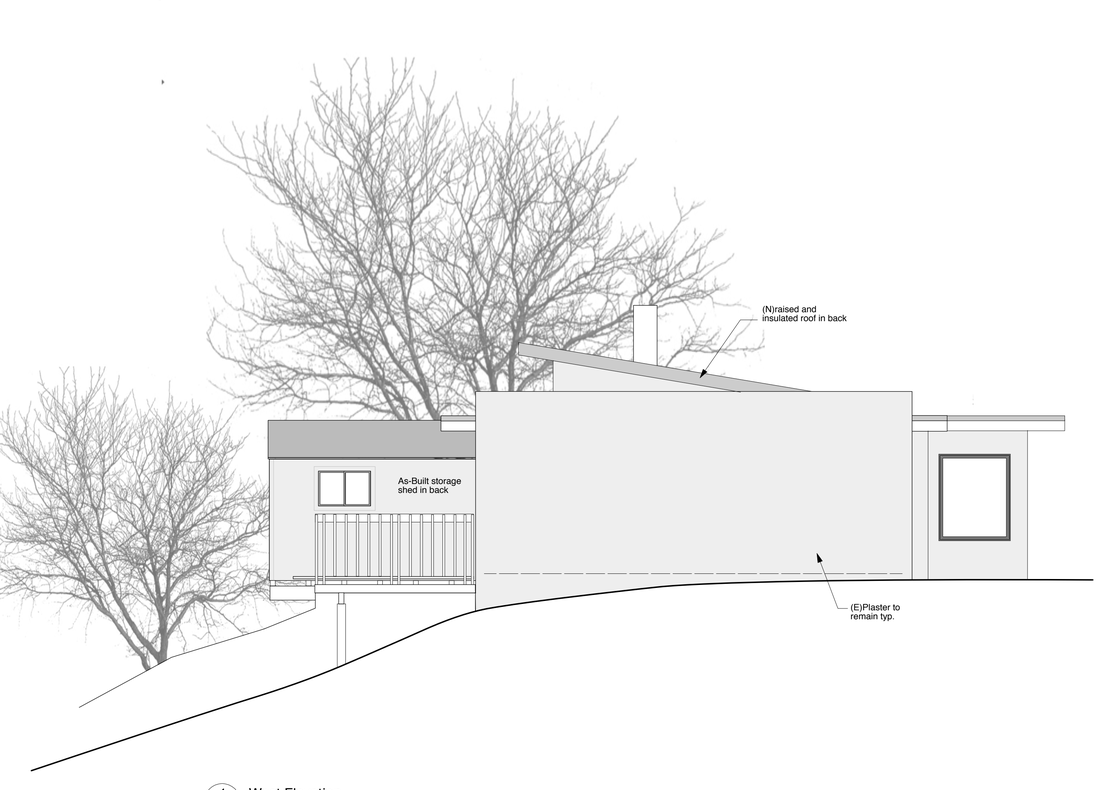
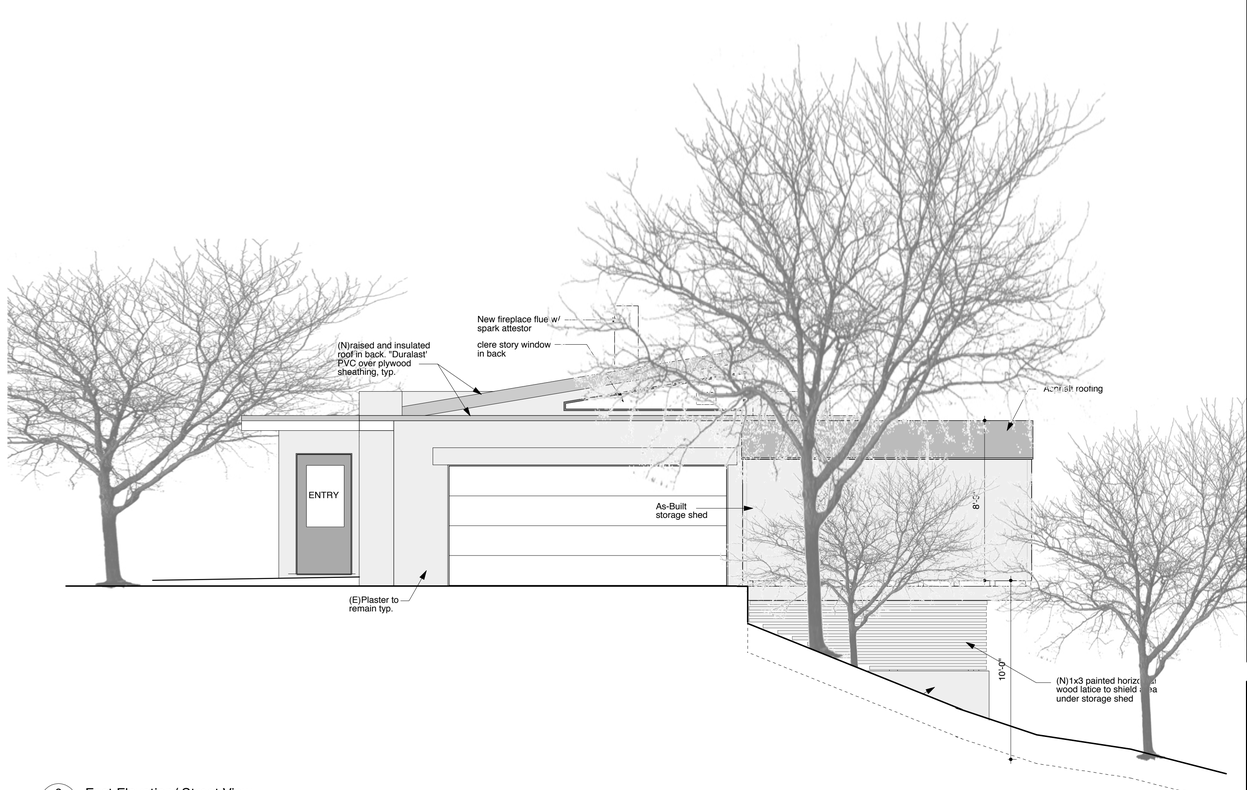


1 / A-2.0 North Elevation
Scale: 1/4" = 1'-0"



4 / A-2.1 West Elevation
Scale: 1/4" = 1'-0"



3 / A-2.1 East Elevation/ Street View
Scale: 1/4" = 1'-0"

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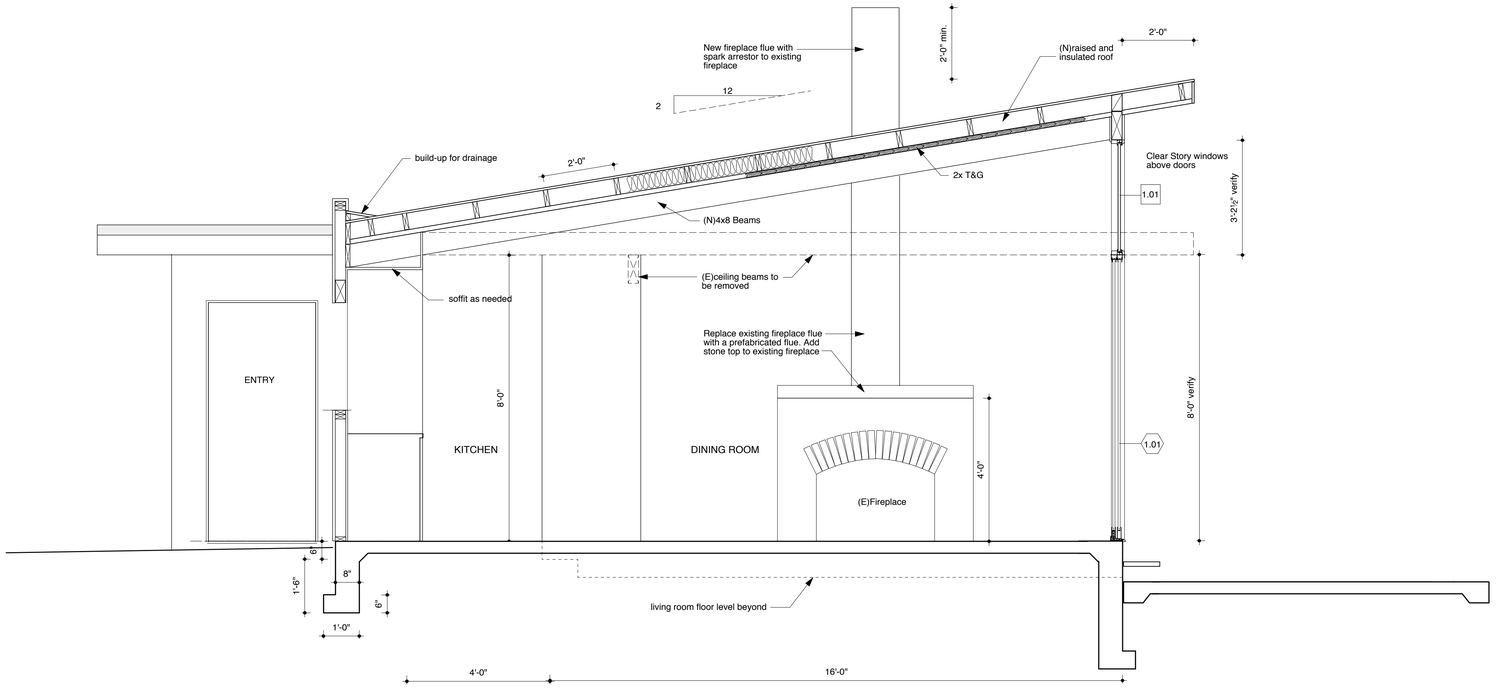
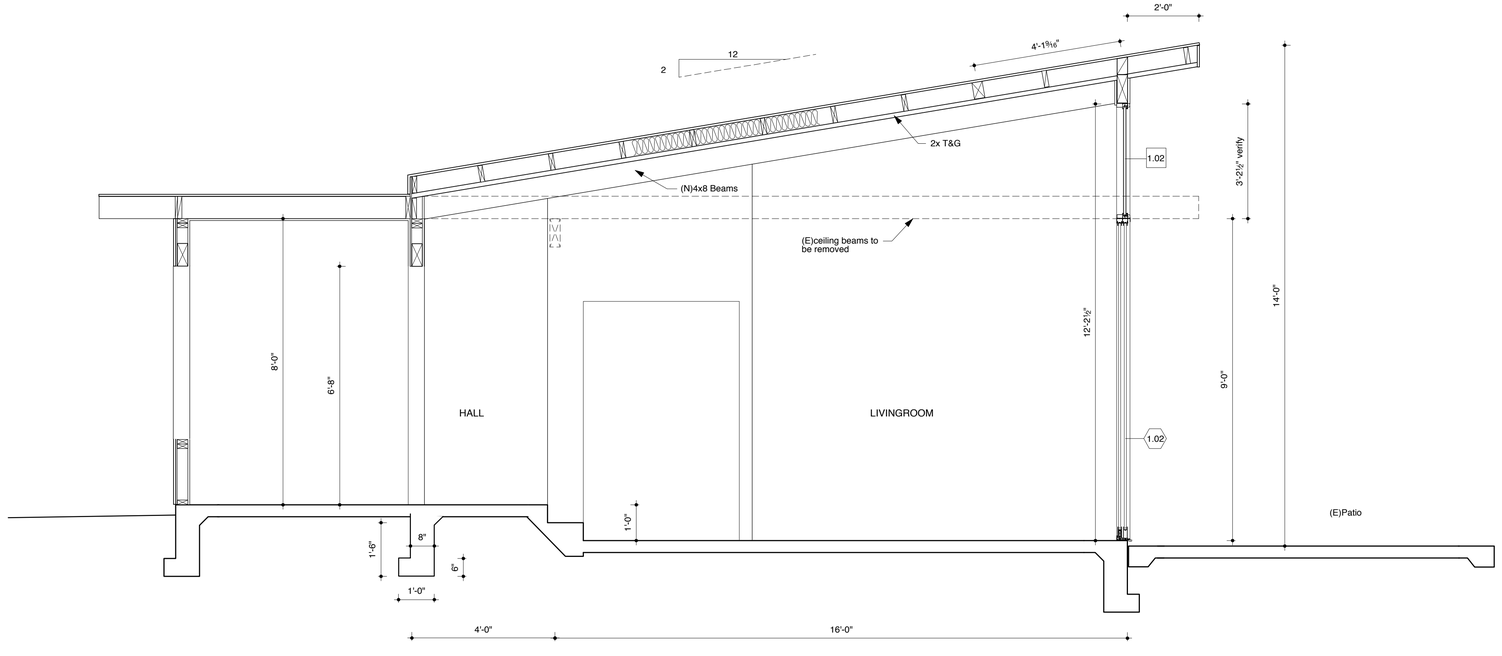


1 A-3.1 Kitchen/ Dining Room Section
Scale: 1/2" = 1'-0"



2 A-3.1 Living Room Section
Scale: 1/2" = 1'-0"

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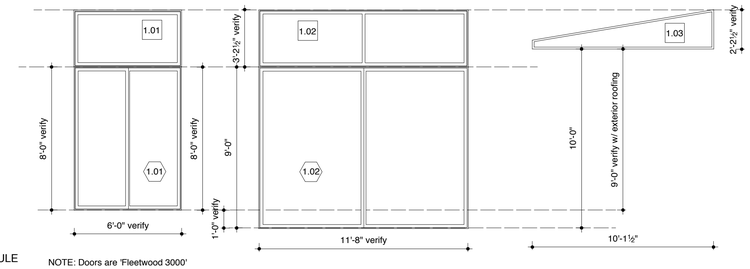
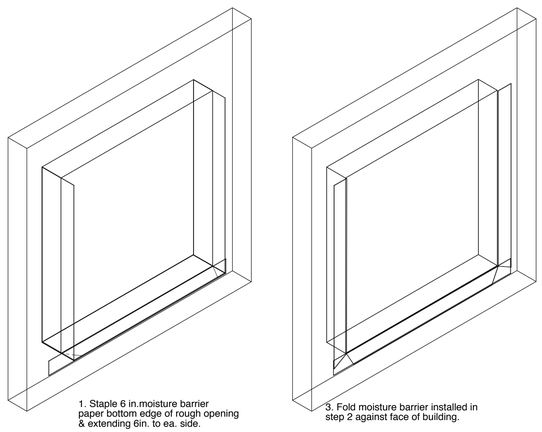


DOOR SCHEDULE NOTE: Doors are 'Fleetwood 3000'

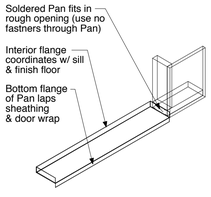
Symbol/ Amt.	1.01, 1 pair	1.02, 2 Pairs
Size/Thickness	6'-0" x 7'-0" Verify	11'-8" x 8'-0"
Oper. Type	Sliding Doors	Sliding Doors
Door Type	Aluminum	Aluminum
Type Frame	Aluminum	Aluminum
Hardware/screen	see owner for hardware	see owner for hardware
Glazing	Temp. double glazed	Temp. double glazed
Location	Dining Room	Living Room

WINDOW SCHEDULE NOTE: Transom Windows are 'Fleetwood 3800-T'

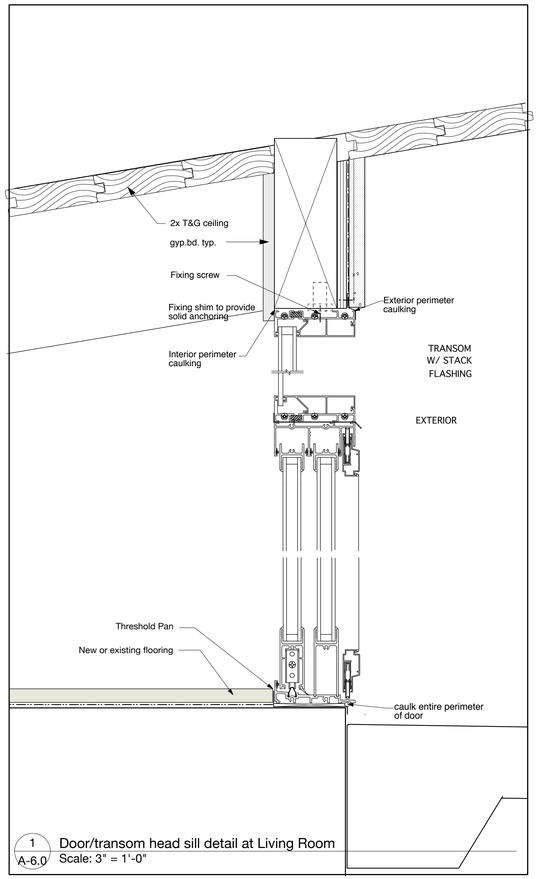
Symbol / Amt.	1.01, 1 transom window	1.02, 2 transom windows	1.03, 1
Size	6'-0" x3'-2 1/2" verify	11'-8" x3'-2 1/2" verify	10'-1 1/2" x2'-2 1/2" verify
Oper. type	Fixed	Fixed	Fixed
Glazing	dual glazed, temp.	dual glazed, temp.	dual glazed, temp.
Frame type	Aluminum	Aluminum	Aluminum
Hareware / screen	N/A	N/A	N/A
Local	Dining Room	Living Room	Dining Room



WINDOW WRAP MOISTURE BARRIER = 60 MIL (MIN.) SELF- ADHESIVE BITATHANE



THRESHOLD PAN



1 A-6.0 Door/transom head sill detail at Living Room
Scale: 3" = 1'-0"

STUDIO 1030

ARCHITECTS

PROJECT

Proposed Remodel for

DURKEE RESIDENCE

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SHEET NO.

A-6.0

LIGHTING SCHEDULE

Type	A	B	C
Manufacturer	Kichler		
Cat. No.	11251 BKT30		
Mounting	Wall Mounted	Recessed	Recessed
Lamp Type	Led	Led	Led
Total Watts	15W		
Finish	Black		
Remarks	Exterior Light	Recessed adjustable can light	Recessed can light

KEYNOTES/NOTES

FOLLOWING NOTES ARE FOR NEW AND REPLACED FIXTURES ONLY

NOTE: all interior residential lighting is to be high efficacy

NOTE:
Smoke Detectors and Carbon Monoxide detectors (with battery back-up) to be installed where applicable in accordance with CRC 314 and CRC 315

NOTE: All outlets in bathroom to be G.F.I. Exterior outlets to be G.F.I. and water proof.

NOTE: All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family room, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault/branch circuit interrupter, combination type, installed to provide protection of the branch circuit.

NOTE: All new non-locking type 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles. (Exemptions: receptacles more than 5'-6" above floor or receptacles part of a luminaire or appliance.)

NOTE: Manufacturer's literature to be on site at time of inspection showing led and low voltage light fixtures to be high efficacy and California Certified.

NOTE: PENDANT LIGHTS BY OWNER

NOTE: ALL GENERAL LIGHTING TO BE ON DIMMER; VERIFY WITH OWNER OR ARCHITECT.

NOTE: Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of thebranch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit.

NOTE: Verify with Owner if dimmers are to be installed on switches.

NOTE: Bathroom outlets shall be supplied by at least one 20-amp branch circuit. Such circuits shall have no other outlets.

NOTE: Provide min. two 20 ampere small appliance branch circuits in kitchen.

NOTE: PROVIDE OUTLETS FOR ALL NOTED APPLIANCES

SYMBOLS

- 110 V outlet
- 220 V outlet
- Waterproof 110 V outlet
- Floor outlet
- Electrical wall switch
- 3 way wall switch
- Surface mounted ceiling light
- Recessed can ceiling light
- Wall mounted light
- Compact flourescent light
- Propane gas
- Hose bib
- Smoke Detectors
- Carbon Monoxide Detectors
- Telephone
- interconnecting Telephone
- CAT. 5 line for computer
- Cable TV
- Linear light
- Vent / Fan
- Thermostat
- J-Box

a) Lighting in Bathrooms: All lighting shall be high efficacy and at least one fixture in each bathroom shall be controlled by a vacancy sensor. California Energy Code 150(k) 5

b) Lighting in Garages, Laundry Rooms, Closets and Utility rooms: All lighting shall be high efficacy and at least one light fixture installed in Garages, Closets, Laundry Rooms, & Utility rooms shall be controlled by a vacancy sensor. California Energy Code 150(k) 2. J

c) Recessed Luminaires in Insulated Ceilings: Luminaires recessed into insulated ceilings shall not contain screw base sockets and shall be approved for zero clearance insulation cover (IC) by U.L. or other testing lab recognized by Building Official, and shall be certified air tight to show air leakage less than 2.0 CFM at .011 psi in accordance with ASTM E283, and sealed with a gasket or caulk between housing and ceiling. California Energy Code 150(k)
d) Screw Based Sockets: Luminaires with screw based sockets shall meet the following requirements:
i. The luminaire shall not be a recessed down-light in a ceiling; and
ii. The luminaire shall contain lamps that comply with Reference Joint Appendix JA8; and
iii. The installed lamps shall be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.
e) Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8.

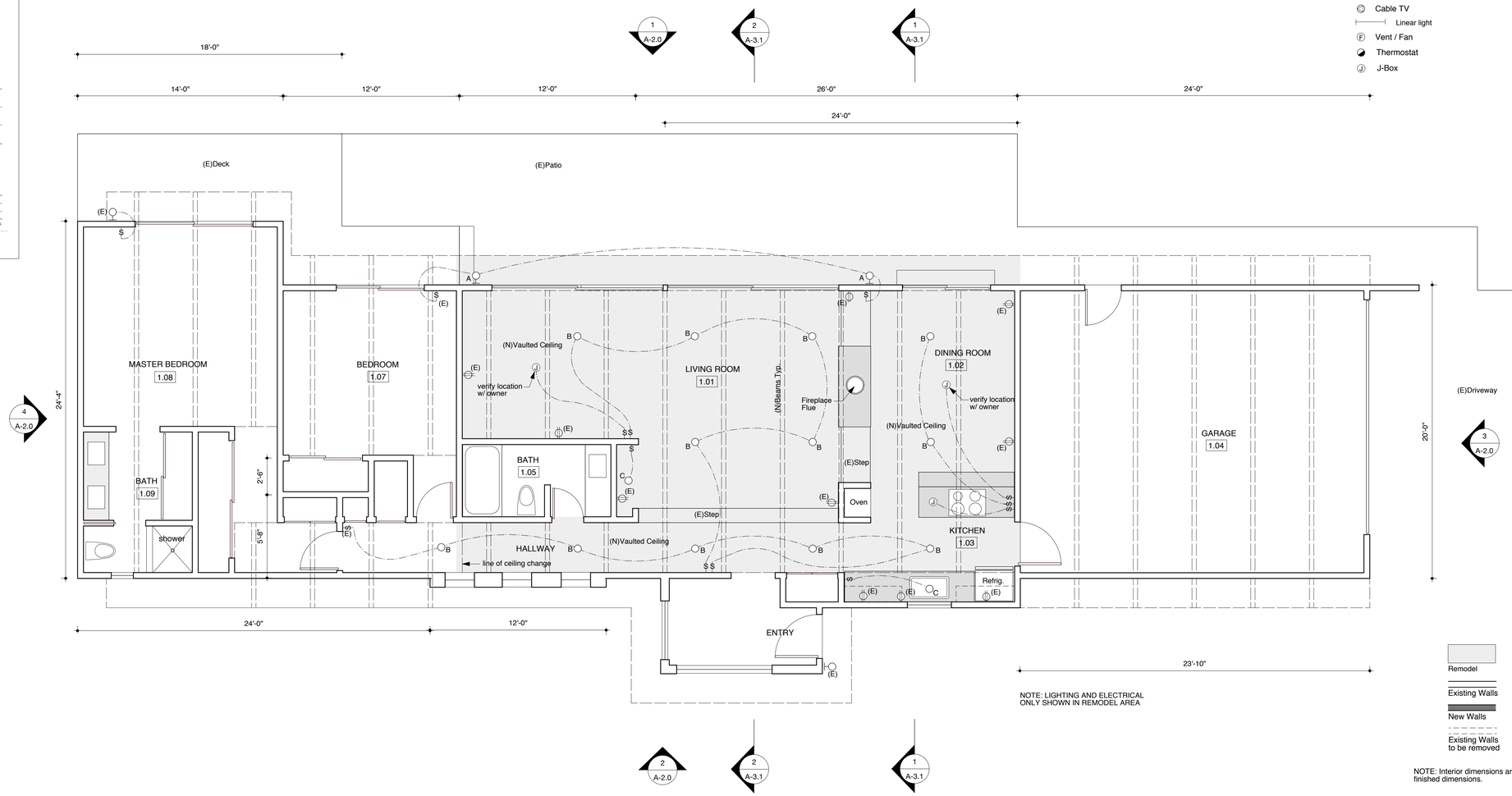
f) Outdoor lighting: Permanently installed outdoor lights on buildings on the same lot shall be High Efficacy AND they shall be controlled by a motion sensor with integral photocontrol certified to comply with the 2016 California Energy Code. California Energy Code 150(k) 9 A.

NOTE: The following lighting is high efficacy: pin-based linear fluorescent, pin-based compact fluorescent, pulse-start metal halide, high pressure sodium, GU-24 (other than LED's), inseparable Solid State Luminaires (SSL's) installed outdoors or inseparable SSL luminaires with colored light sources for decorative lighting purposes.

The following lamps and light sources are high efficacy if they are Joint Appendix JA8-certified. JA-8 certified lamps and light sources are marked as "JA8-2016" or "JA8-2016-E". These fixtures include: LED luminaires with integral sources that are certified to the Energy Commission, screw-based LED lamps (A-lamps, PAR lamps, etc.), pin-based LED lamps (MR-16, AR-111, etc.), GU-24 based LED light sources and other luminaires.

Additional requirements for any recessed downlights in ceilings are as follows. They 1) shall not have screw based sockets, 2) shall contain JA8-certified light sources and 3) shall meet performance requirements of CEC Section 150.0(k)1C.

(Note: Listing of CA certified fixtures is located on the California Energy Commission website at the following hyperlink: http://appliances.energy.ca.gov/advancedsearch.aspx.)



Remodel
Existing Walls
New Walls
Existing Walls to be removed

NOTE: Interior dimensions are finished dimensions.

1.11 Door per Schedule see sht. A-6.0

1.02 Window per Schedule see sht. A-6.0

1 A-1.1 Floor Plan
Scale: 1/4" = 1'-0"

STUDIO 1030

ARCHITECTS

PROJECT

Proposed Remodel for

DURKEE RESIDENCE

1762 CALLE CERRO, SANTA BARBARA, CA 93101

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FRAZIER PARK, CA 93225
TEL. 800 237-8824

LICENSED ARCHITECT
CRAIG BURDICK
C-22882
RENEWAL DATE
STATE OF CALIFORNIA

Drawing Notes:

DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.

The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Architect for resolution prior to commencing with the work in question.

BLD. #:

SECTION:

TITLE:

Date:	
07/03/2019	
09/20/2019	

SHEET NO.

E-1.0